

Brookline Preservation Commission

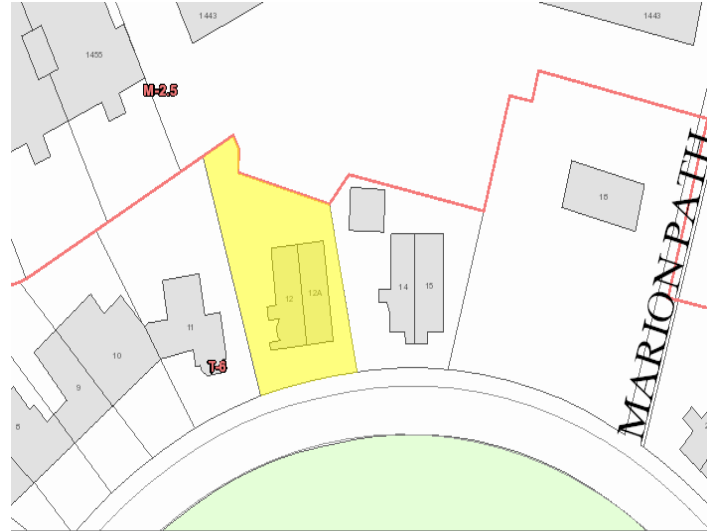
Demolition Application Report

Address: 12&12A Griggs Terrace

Applicant: Ken Hertz

Building Type: House

National Register Listing (if Applicable): Eligible



Historical/Architectural Significance:

Ms. Kathleen C. Holloway, a widow as early as 1920, owned and resided in the Marion Inn at 1443 Beacon Street, directly behind where 12&12A Griggs now sits. Early advertisements for the Inn describe it as “Brookline’s Homey Hotel and Tea Room” and note that it “offers accommodations to transient and permanent guests”. At the time of purchase, the Inn sat on a sprawling, nearly 29,000 square foot lot that contained a frame hipped roof garage and second frame outbuilding in addition to the Inn itself. In 1921, Holloway demolished the garage and frame building, subdivided the parcel into three smaller lots, and commissioned architect Harry M. Ramsey and contractor Scott McNeilly to design and construct two two-family houses, now 12&12A and 14&15 Griggs Terrace, on the newly vacant lots. Both houses were rather modest two-family, foursquare residences with little ornamentation. Records indicate that Holloway retained both houses as investment properties until 1925, when she conveyed ownership to the Thomas B. Griggs Estate, the majority landowner in the subdivision at that time.

In addition to these properties, Ramsay and McNeilly constructed two other two-family residences in the foursquare style in the Griggs Park area (21&22 Griggs Terrace and 24&25 Griggs Terrace). Harry M. Ramsay (1885-1962) designed more than 75 houses in Brookline and many more in Boston, Newton, Watertown, and Wellesley. Born in Canada, he was naturalized in 1939 and lived in Newton. Several of his houses were highlighted in national publications, including American Magazine, Iron Age, and Building and Home. Most of Ramsay’s work before World War II was traditional: American Colonial, Tudor Revival and Cape style homes. After the war, his work also included custom-designed ranch and split-level style houses.

The house at 12 Griggs Terrace is a 2 ½ story frame dwelling that rises from a cement foundation to an asphalt-clad hipped roof. The exterior of the building is clad in aluminum siding and primarily features replacement windows. Constructed as a two-family foursquare dwelling with craftsman elements, primary access to the building is granted

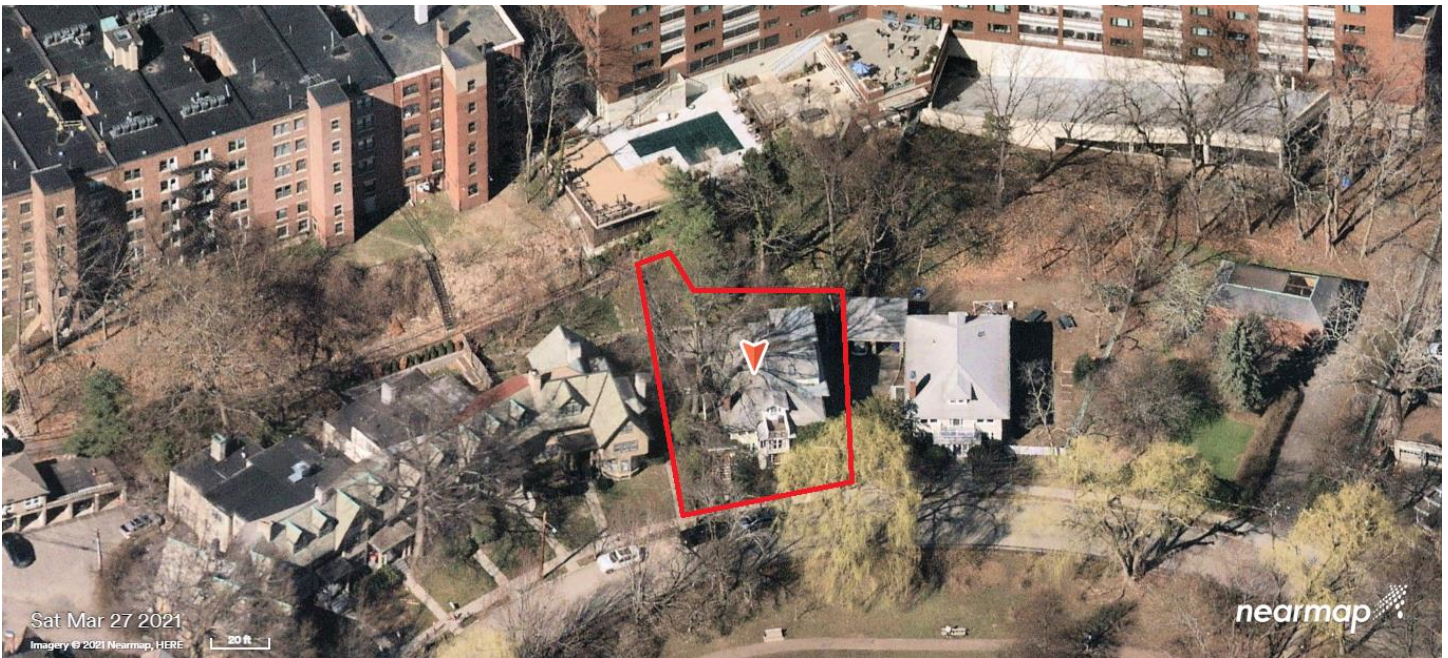
through a centered front entrance on the facade. The front entrance vestibule is unusual with its large brackets supporting a bay window extension to the second story porch. This configuration was further embellished with a balcony added off the third floor dormer above. A one-story, covered porch supported by square columns protrudes from the west elevation and shelters a secondary entrance door. The east elevation features second story addition that projects from the northeast corner of the building and extends along the second story and an oversized, gable dormer.

Elements of the original design have been altered in the past century. The dormer that presently exists on the south elevation began as a 4"x6" dormer in 1935 and was enlarged sometime post-1984 to accommodate the door that provides access to the third floor balcony. The east slope of the roof was altered and a large dormer was installed above at the same time the dormer on the south elevation was enlarged. Perhaps the most noticeable change to the building is the alteration of the entry porch. The porch was enlarged but remained open in 1961. In 1984, the footprint of the porch was once again enlarged and the first story was partially enclosed, creating a vestibule. At the same time, a fully-enclosed sunroom was added above on the second story and a balcony was constructed on the third. Regardless of these alterations, the building was found to have enough integrity for listing on the National Register of Historic Places as a contributing resource to the Griggs Park area in 1995. Other alterations, including the replacement of original windows and the installation of aluminum siding, are not documented in the building permit file but appear to predate the 1995 determination. The only significant alteration made to the property since the eligibility determination was issued is the 2012 second-story addition that affects the rear and east elevations.

The property is located in the Griggs Park area which was determined to be eligible for listing on the National Register of Historic Places in 1995. The area is a small residential neighborhood comprised of wood frame houses around a kidney shaped park. The neighborhood was initially developed by Thomas B. Griggs, a prominent local land owner primarily known for developing the Griggs Farm neighborhood. With the exception of 75-77 Griggs Road (since demolished), all of the houses in the area's boundary were constructed between 1890 and 1930. The area represents a small pocket development that avoided the high density and congestion normally associated with urban areas.

The house at 12 Griggs Terrace meets the following criteria for an initial determination of significance:

- b. The building is listed on or is within an area listed on the National or State Registers of Historic Places; is eligible for listing on the National or State Registers of historic places; or is a building for which a preliminary determination of eligibility has been made by the Massachusetts Historical Commission;
- c. The building is associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the Town or Commonwealth;



Aerial view of the property, looking north.



Aerial view of the property, looking west.



Aerial view of the property, looking south.



Aerial view of the property, looking west.



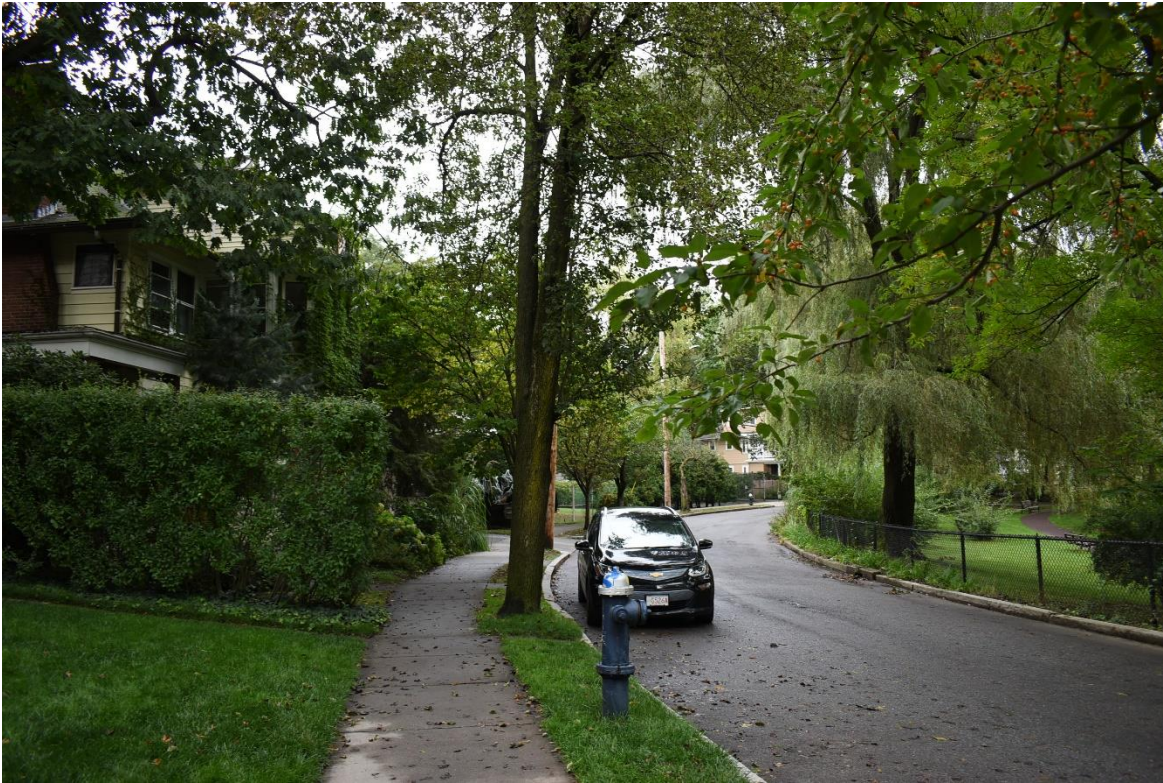
View of façade
from Griggs
Terrace, taken by
Staff October
2021



Views of façade
and west
elevation from
Griggs Terrace,
taken by staff
October 2021

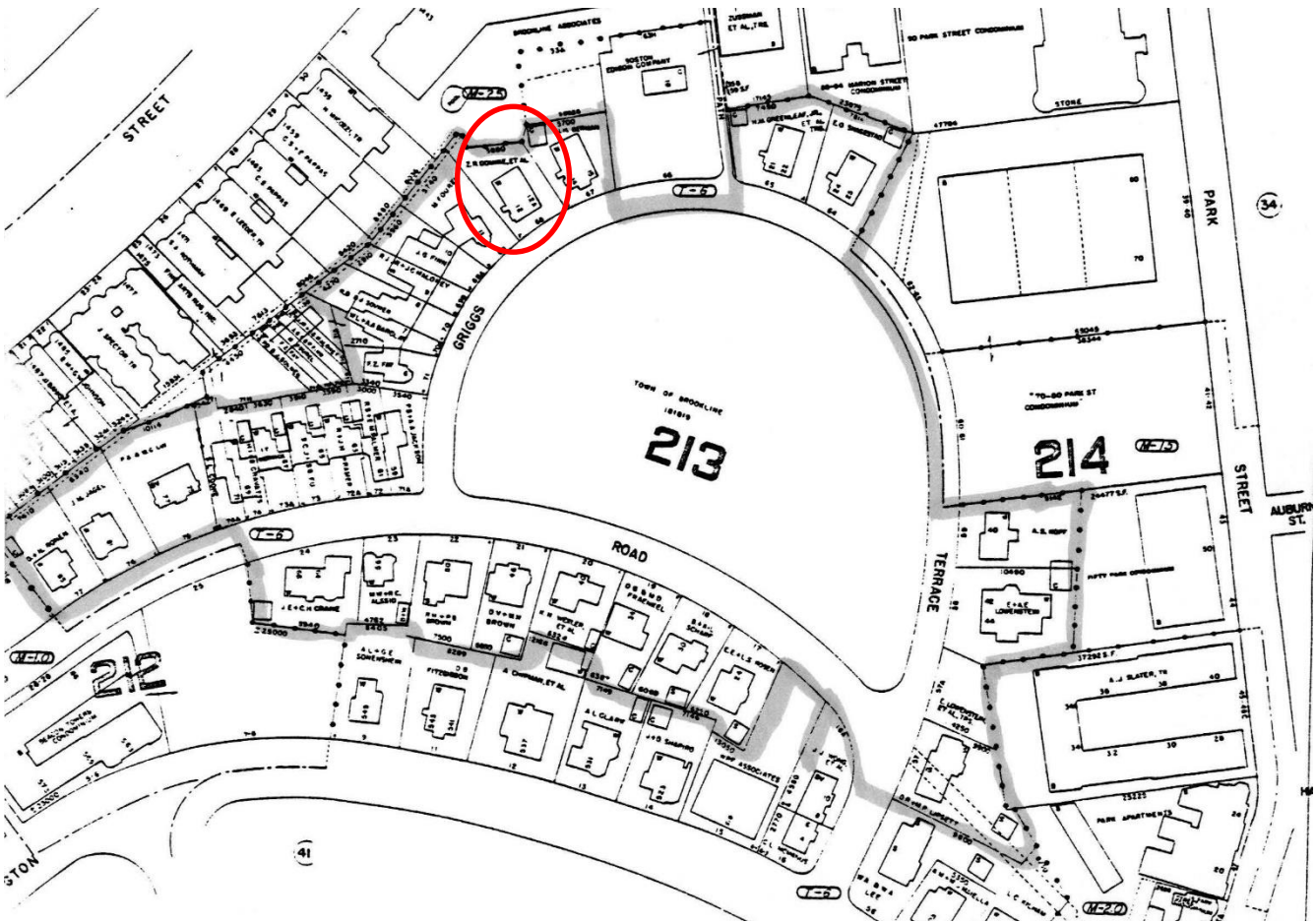


View of east elevation from Griggs Terrace, taken by Staff October 2021

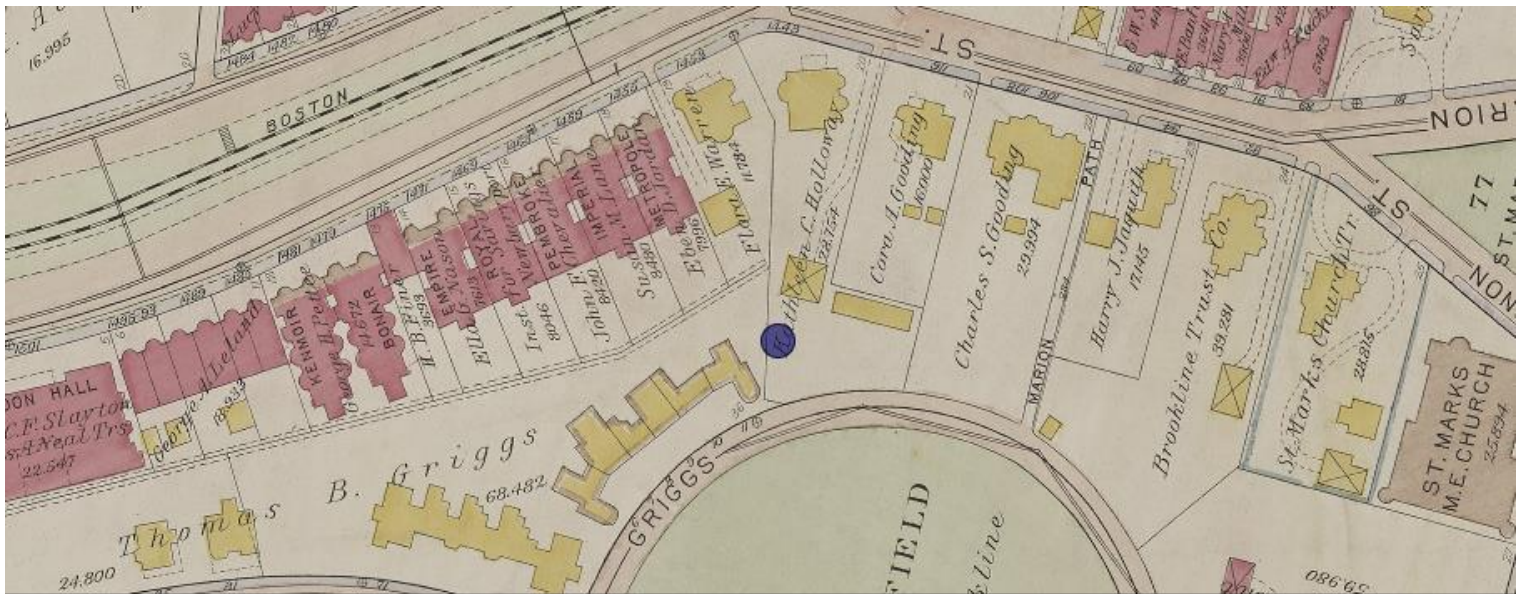


Views of streetscape,
taken by Staff
October 2021

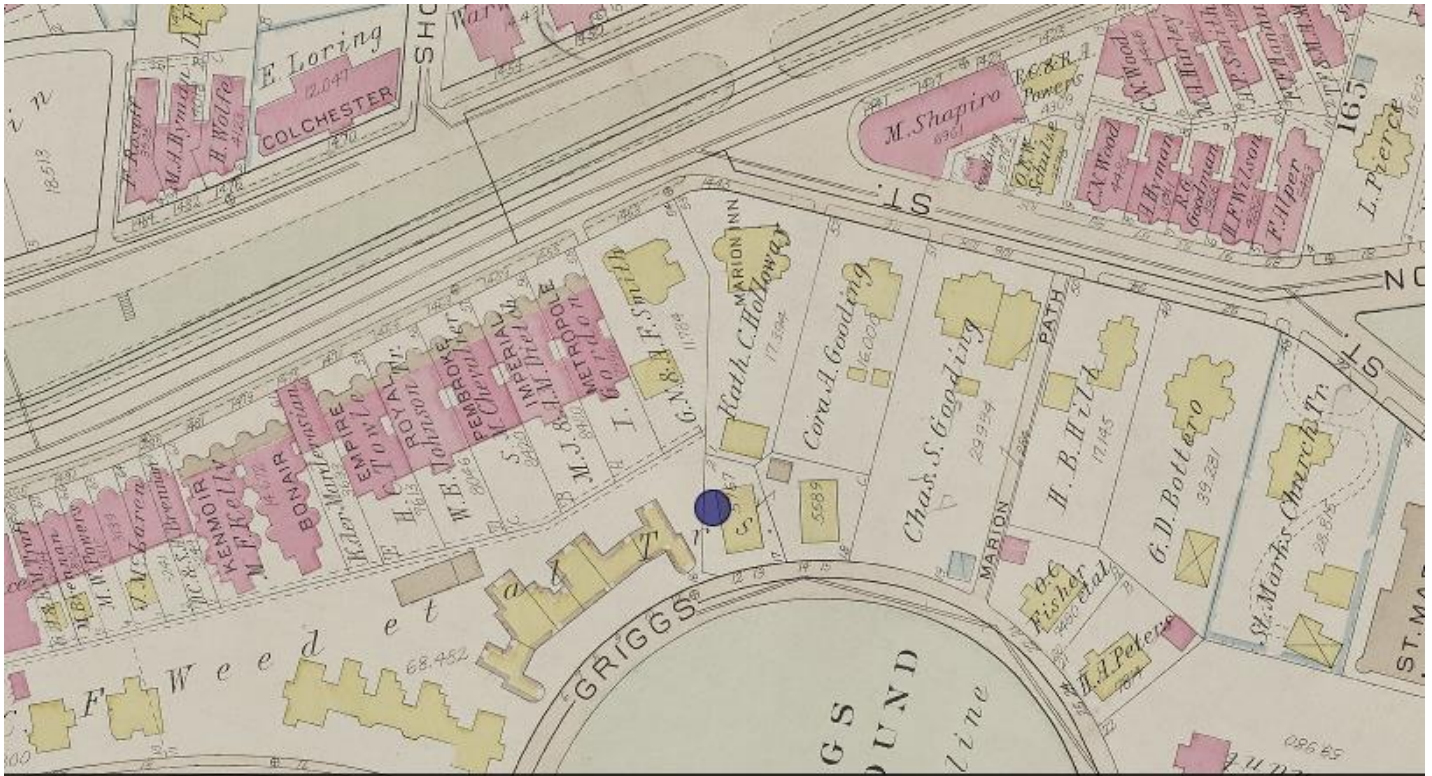




Map of the Griggs Park Area



Property as shown on 1919 Bromley Atlas



Property as shown on 1927 Bromley Atlas